| 057.0 | 0001 | 0003.A | 1 of 1 | Industrial | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 876,700 / 876,700 |
| | | | | | USE VALUE: | 876,700 / 876,700 |
| | | | | | ASSESSED: | 876,700 / 876,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | | BECK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | LONG JOEL C/TRUSTEE | |
| Owner 2: | NEWFOUND REALTY TRUST | |
| Owner 3: | | |
| Street 1: | 9 HILLSIDE AVE | |
| Street 2: | | |
| Twn/City: | WOBURN | |
| St/Prov: | MA | Cntry: |
| Postal: | 01801 | Type: |

Own Occ: N

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GERBRANDS RHODA LEE TR - |
| Owner 2: | - |
| Street 1: | 1757 CROTAN DRIVE |
| Twn/City: | VENICE |
| St/Prov: | FL |
| Postal: | 34293 |

Cntry:

## NARRATIVE DESCRIPTION

This parcel contains .285 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1967, having primarily Conc. Block Exterior and 5932 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | I | INDUSTRIA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 316 | 12411.000 | 202,300 | | 674,400 | 876,700 |
| Total Card | 0.285 | 202,300 | | 674,400 | 876,700 |
| Total Parcel | 0.285 | 202,300 | | 674,400 | 876,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 147.79 | /Parcel: 147.79

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 37579

**GIS Ref**

**GIS Ref**

**Insp Date** 11/23/18

!4858!

## PREVIOUS ASSESSMENT

Parcel ID: 057.0-0001-0003.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 316 | FV | 202,300 | 0 | 12,411. | 674,400 | 876,700 | | Year end | 12/23/2021 |
| 2021 | 316 | FV | 202,300 | 0 | 12,411. | 663,600 | 865,900 | | Year End Roll | 12/10/2020 |
| 2020 | 316 | FV | 202,500 | 0 | 12,411. | 652,700 | 855,200 | 855,200 | Year End Roll | 12/18/2019 |
| 2019 | 316 | FV | 188,200 | 0 | 12,411. | 609,200 | 797,400 | 797,400 | Year End Roll | 1/3/2019 |
| 2018 | 316 | FV | 188,200 | 0 | 12,411. | 543,900 | 732,100 | 732,100 | Year End Roll | 12/20/2017 |
| 2017 | 316 | FV | 188,200 | 0 | 12,411. | 478,600 | 666,800 | 666,800 | Year End Roll | 1/3/2017 |
| 2016 | 316 | FV | 188,200 | 0 | 12,411. | 359,000 | 547,200 | 547,200 | Year End | 1/4/2016 |
| 2015 | 316 | FV | 178,600 | 0 | 12,411. | 326,300 | 504,900 | 504,900 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 01:15:56 |

**LAST REV**

| Date | Time |
|---|---|
| 05/03/21 | 12:01:34 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4858

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GERBRANDS RHODA | 47364-218 | | 4/28/2006 | | 645,000 | No | No | | |
| | 13792-570 | | 9/19/1979 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 37579 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/18/1997 | 425 | Manual | 300 | C | | | | SIGN |
| 2/23/1995 | 71 | Manual | 500 | C | | | | SIGN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/3/2021 | I & E Return | JO | Jenny O |
| 6/21/2019 | I & E Return | MM | Mary M |
| 11/23/2018 | MEAS&NOTICE | PH | Patrick H |
| 2/14/2017 | I & E Return | EMK | Ellen K |
| 3/28/2016 | I & E Return | EMK | Ellen K |
| 3/13/2009 | Meas/Inspect | 197 | PATRIOT |
| 5/8/2000 | Meas/Inspect | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 316 | Comm. Whs. | | 12411 | | Sq. Ft. | Site | | 0 | 31. | 1.75 | CA | | | | | | | | | 674,428 | | | | | | 674,400 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.28492 | Total SF/SM: | 12411 | Parcel LUC: | 316 | Comm. Whs. | Prime NB Desc | COMM AVG | Total: | 674,428 | Spl Credit | | Total: | 674,400 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 43 - Warehouse | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 6 - Slab | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 21 - Conc. Block | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 4 - Tar & Gravel | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1967 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 16 | | |
| Prim Int Wal | 5 - Minimul | | |
| Sec Int Wall: | 1 - Drywall | 20 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 12 - Concrete | | |
| Sec Floors: | 4 - Carpet | 20 | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 3 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 40. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 40 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 48.00 |
| Size Adj.: | 1.14999998 |
| Const Adj.: | 0.95145923 |
| Adj $ / SQ: | 52.521 |
| Other Features: | 7500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 337223 |
| Depreciation: | 134889 |
| Depreciated Total: | 202334 |

## COMMENTS

SKYLINE.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 0 | BRs: | 0 | Baths: | | | | | HB | 3 | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

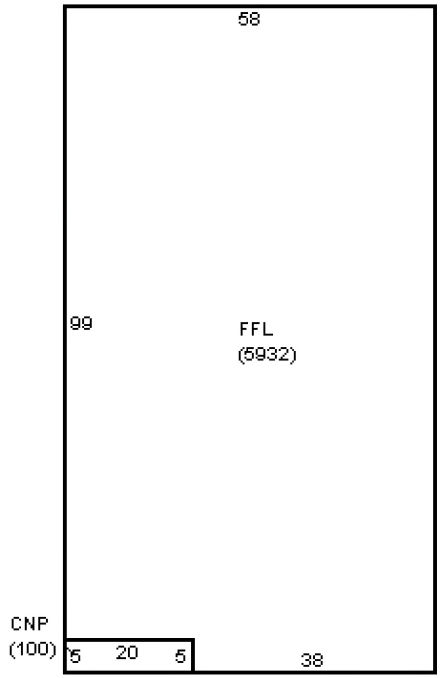
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 0 | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 52.52 |
| Special Features: | 0 | Val/Su Net: | 33.54 |
| Final Total: | 202300 | Val/Su SzAd | 34.10 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 5,932 | 54.620 | 324,014 |
| CNP | Canopy | 100 | 57.090 | 5,709 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | Net Sketched Area: | 6,032 | Total: | 329,723 |
| Size Ad | 5932 | Gross Area | 6032 | FinArea 5932 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| FFL | 100 | OFC | 20 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

## PARCEL ID

057.0-0001-0003.A

## IMAGE

AssessPro Patriot Properties, Inc

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|